

COMMERCIAL SITE FOR SALE OR BUILD-TO-SUIT

159TH ST & RIDGEVIEW RD • OLATHE, KS

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

COMMERCIAL SITE FOR SALE OR BUILD-TO-SUIT

SIZE: ±1.88 Acres

ZONING: C-1 (Neighborhood Center) - potential uses include professional office and small retail development

ADJACENT BUSINESSES: Caribou Coffee, Central Bank, Country Kid's Daycare, Primrose Daycare

MORE INFORMATION

GREG FOOTE

D 816.876.2524

E GFOOTE@OPENAREA.COM

SITE PLAN



Final Plat Asbury Centre, Third Plat

A replat of Lots 1 and 2, Asbury Centre, a subdivision in the City of Olathe, Johnson County, Kansas, lying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East

Property Description

All of Lots 1 and 2, Asbury Centre, a subdivision in the City of Olathe, Johnson County, Kansas, lying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East, containing 163,159 Square Feet or 3.7456 Acres, more or less.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Asbury Centre, Third Plat".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "S/S", "Storm Drainage Easement" or "S/D", "Water Main Easement" or "W/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, private roads, drives, lanes, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, any poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereupon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby agrees and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon the area outlined and designated on this plat as Access Easement or "A/E" is hereby granted to the owner of Lot 1A and City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement.

Tract C is intended to be a Stormwater Treatment Facility, and is to be owned and maintained by the owner of Lot 1A.

Location of easements may be subject to change, as needed, due to field work, but only prior to recording.

Consent to Plat

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, and the plan and effect of any special assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated public ways or thoroughfares.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDD 16.30.150.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER - **Primrose School Enrichment-SPE** *Spark Properties, LLC*

By: *[Signature]*
Printed Name & Title

STATE OF Colorado SS
COUNTY OF Jefferson

Be it remembered, that on this 5th day of August, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wendi Prochaska, a Business School Enrichment-SPE, who is personally known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

[Signature] 10.15.2024
My appointment expires:

JACKIE YOCELLE MENDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2024080615
MY COMMISSION EXPIRES 10/13/2027

Surveyor's Notes

1. Basis of Bearings - Held South line of Lot 3, Asbury Centre @ N87°45'14"E, Kansas Coordinate System 1983, North Zone. Distances shown hereon are ground distances in US Survey Feet. This Survey lies within the required minimum error of closure of 1:10,000.
2. Subject Property lies within "Zone A" - Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 2000100590, Revised August 3, 2006.
3. Subject Property contains 163,159 Square Feet or 3.7456 Acres, more or less.
4. Subject Property was last conveyed in Sheriff's Deed recorded in Book 202103, Page 003001.
5. Subject Property is subject to a blanket Water Easement, as established in Book 7588, Page 974

Certification

This is to certify that on May 13, 2024, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.



Area Summary Table	
Lot 1A	77,615 S.F. 1.7818 Ac.
Lot 2A	82,021 S.F. 1.8829 Ac.
Tract C	3,523 S.F. 0.0809 Ac.
Total	163,159 S.F. 3.7456 Ac.



REVIEWED
[Signature]
DATE: 10/15/2024
BY: [Signature]

Approvals

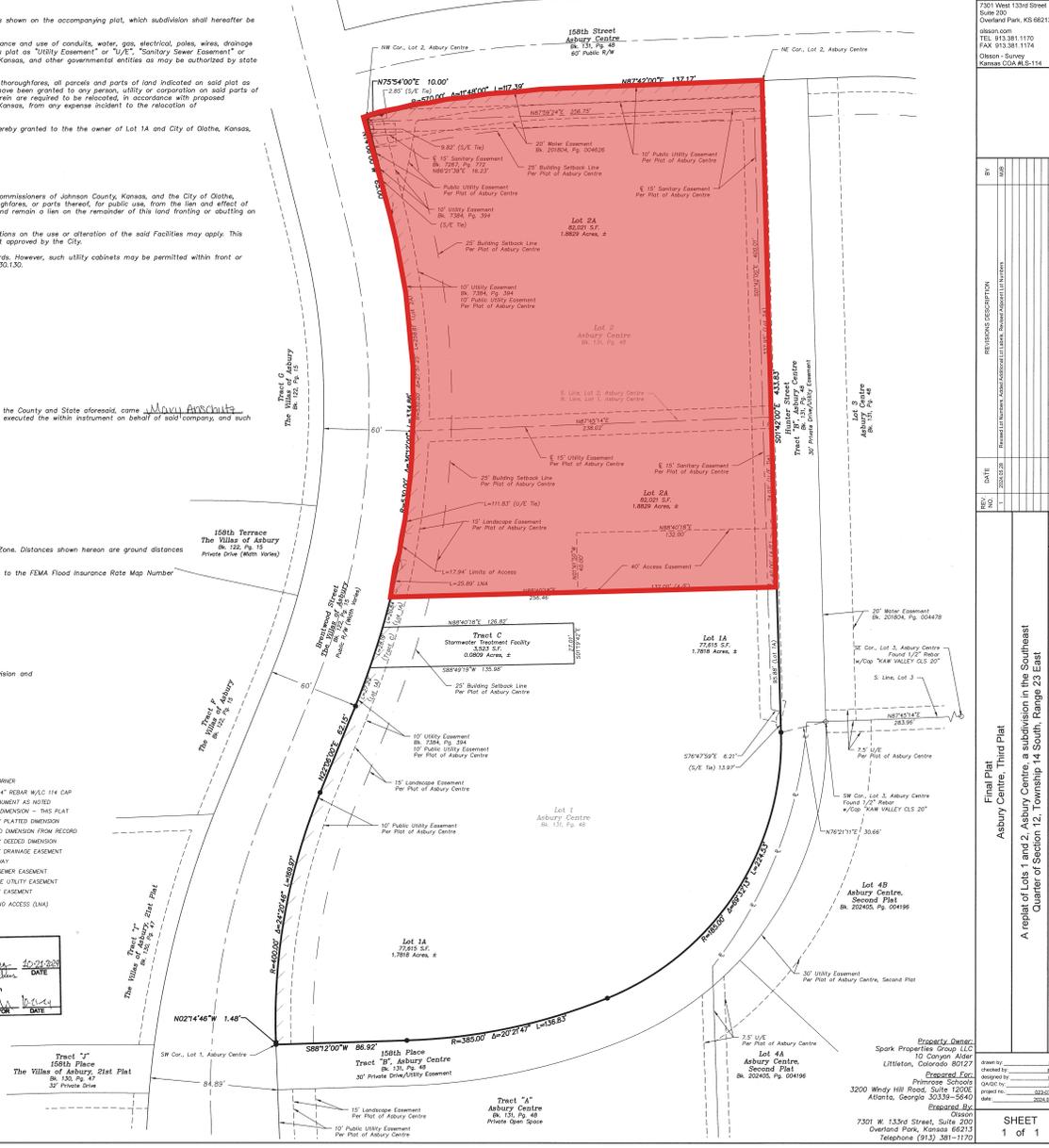
APPROVED BY, the Planning Commission of the City of Olathe, Johnson County, Kansas, this 15th day of August, 2024.

[Signature]
Wayne Janner, Chairperson

APPROVED BY, the Governing Body of the City of Olathe, Johnson County, Kansas, this 15th day of August, 2024.

[Signature]
John W. Bacon, Mayor

ATTEST: *[Signature]*
Brenda D. Swearington, City Clerk



7301 West 133rd Street
Overland Park, KS 66213
Olson-Sunney
Kansas CDA ALS-114

DATE	REVISION DESCRIPTION
10/15/2024	Final Plat

A replat of Lots 1 and 2, Asbury Centre, a subdivision in the Southeast Quarter of Section 12, Township 14 South, Range 23 East
Olathe, Johnson County, Kansas

SHEET 1 of 1

AERIAL VIEW



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,530	58,776	143,165
HOUSEHOLDS	4,073	21,159	52,974
AVG. INCOME	\$138,200	\$134,653	\$144,925